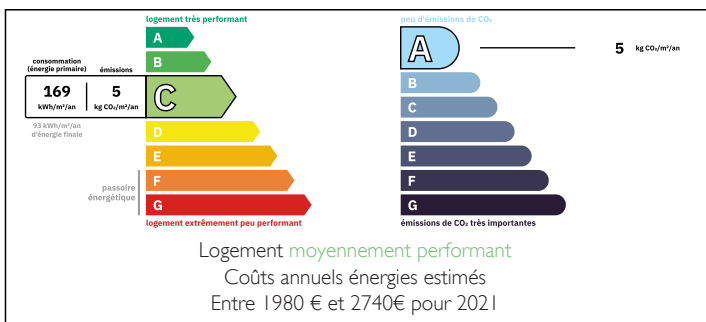


Spacious house with converted basement – less than 1 km from the train station and shops



ENERGY - DPE



INFORMATION

Town:	Thiviers
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	217 m2
Plot Size:	2145 m2

IN BRIEF

Traditional House – 219 m² – 5 Bedrooms – 2,145 m² Plot – Thiviers

Located in Thiviers, this spacious family home enjoys an excellent location: only a 5-minute walk to the supermarket, and 15 minutes to the town centre and train station (Périgueux just 25 minutes away by train).

The property offers 219 m² of living space, including:

44 m² living room
Fully equipped kitchen
5 bedrooms
40 m² mezzanine
2 bathrooms and 2 toilets**

Major advantage: the ground floor offers the potential to create an independent living area of approx. 80 m² with its own private entrance

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Located in the heart of the Périgord Vert, Thiviers offers a wonderful quality of life, known for its rolling countryside, forests, rivers and relaxed French lifestyle. The area is highly appreciated for its rich heritage, traditional local markets, excellent gastronomy and a wide range of outdoor activities such as hiking, cycling and fishing. It is the perfect setting to enjoy peace and nature, while still benefiting from good services and easy access to nearby towns.

This traditional home will appeal to buyers looking for space, comfort and a convenient everyday location. All amenities are close by: the supermarket is just a 5-minute walk away, while the town centre and train station are around 8 minutes away, with quick connections to Périgueux (25 minutes by train).

NOTES

With 219 m² of living space, the house is ideal for a large family, or for welcoming parents, teenagers or guests while keeping everyone's independence. The main living area is centred around a generous 44 m² living room, complemented by a fully equipped kitchen, 5 bedrooms, and a spectacular 40 m² mezzanine—perfect as a games room, home office, library or relaxation area—along with 2 bathrooms and 2 toilets.

The ground floor offers an additional major advantage: the possibility to create a self-contained apartment of approximately 80 m², thanks to its separate entrance. This layout is ideal for a rental project, a professional activity, or multi-generational living. The property also includes a double garage and a cellar.

Outside, the 2,145 m² plot, fully enclosed...